087.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,300 /	933,300
					USE VALUE:	933,300 /	933,300
					ASSESSED:	933,300 /	933,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PURINTON TRACY F & JAYME S
Owner 2:	
Owner 3:	
Street 1:	38 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPEROS NICHOLAS T--ETAL -
Owner 2:	SPEROS PATRICIA J -
Street 1:	38 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,584 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Brick Veneer Exterior and 3094 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7584.000	480,000		453,300	933,300
Total Card	0.174	480,000		453,300	933,300
Total Parcel	0.174	480,000		453,300	933,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.65 | /Parcel: 301.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55335
GIS Ref:
GIS Ref:
Insp Date: 08/03/17

!7111!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	479,900	0	7,584.	453,300	933,200	933,200	Year End Roll	12/18/2019
2019	101	FV	373,800	0	7,584.	420,900	794,700	794,700	Year End Roll	1/3/2019
2018	101	FV	373,800	0	7,584.	420,900	794,700	794,700	Year End Roll	12/20/2017
2017	101	FV	363,400	0	7,584.	369,100	732,500	732,500	Year End Roll	1/3/2017
2016	101	FV	363,400	0	7,584.	336,700	700,100	700,100	Year End	1/4/2016
2015	101	FV	341,400	0	7,584.	297,900	639,300	639,300	Year End Roll	12/11/2014
2014	101	FV	341,400	0	7,584.	281,700	623,100	623,100	Year End Roll	12/16/2013
2013	101	FV	341,400	0	7,584.	268,100	609,500	609,500		12/13/2012

PRINT

Date	Time
12/10/20	21:47:16

LAST REV

Date	Time
04/22/19	10:28:58

apro

PAT ACCT. 7111

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPEROS NICHOLAS	45627-397		7/15/2005		551,000	No	No		
	18693-291		11/1/1987		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2016	1488	Dormers	67,000	O				
11/23/2016	1441	Inter-De	7,000	C				demo 2nd Fl for fu
6/1/2010	536	Redo Bas	5,000					FINISH BMT W/HBTH
11/1/1995	628		6,000					FINISH ROOM/SKYLIT

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2017	Measured	DGM	D Mann
8/3/2017	Permit Visit	DGM	D Mann
8/5/2010	Info Fm Prmt	BR	B Rossignol
12/19/2008	Meas/Inspect	163	PATRIOT
11/7/2005	MLS	MM	Mary M
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7584		Sq. Ft.	Site		0	70.	0.85	12									453,265						453,300	

Total AC/HA: 0.17410 | Total SF/SM: 7584 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,265 | Spl Credit | Total: 453,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13015366
Const Adj.:	1.04030001
Adj $ / SQ:	123.448
Other Features:	125750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538091
Depreciation:	58114
Depreciated Total:	479977

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

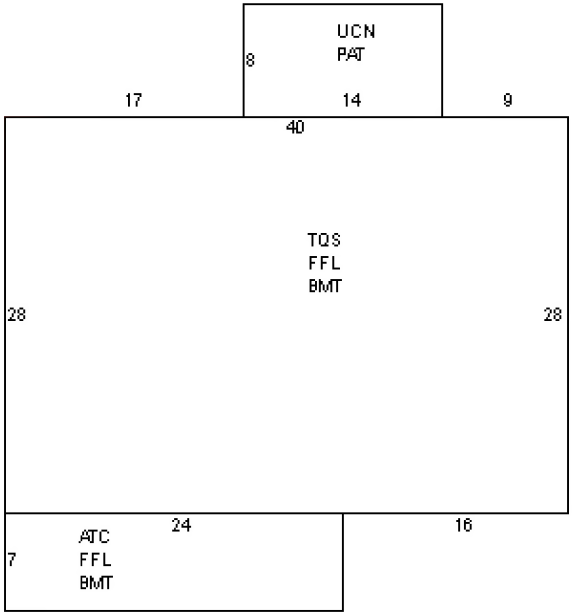
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.79
Special Features:	0	Val/Su Net:	129.76
Final Total:	480000	Val/Su SzAd	219.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,288	70.370	90,631
FFL	First Floor	1,288	123.450	159,002
TQS	3/4 Story	840	123.450	103,697
PAT	Patio	112	5.820	652
UCN	Canopy	112	19.490	2,183
ATC	Attic	59	123.450	7,259

Net Sketched Area:	3,699			Total:	363,424
Size Ad	2186.8	Gross Are	4088	FinArea	3094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

087.0-0006-0006.0

IMAGE

AssessPro Patriot Properties, Inc